



**CARLO DEMARIA
MAYOR**

ZONING BOARD OF APPEALS

484 Broadway Room 24, Everett, Massachusetts 02149

**MARY GERACE -
Chairman**

PAUL COLAMETA- Member

TYLER LE CAO – Member

JOHN FRAISER – Member

JEAN THERMITUS- Member

REBECCA EDMONDSON-KOROM -Alternate Member

DERED SHOOSTER- Alternat Member

Roberta Suppa - Administrative Assistant

☎ 617-394.2498

✉ Roberta.Suppa@ci.everett.ma.us

Zoning Board of Appeals

April 18, 2023

3rd of the Month Meeting Minutes

Location: Keverian room at 6:00 p.m.

484 Broadway, Everett, MA 02149

2023 APR 25 A 8:58
CITY OF EVERETT OFFICE
EVERETT, MA

Members Present: Mary Gerace, Rebecca Edmondson-Korom, Jean Thermitus, Paul Colameta, Derek Shooster,

Minutes Taken by: Roberta Suppa, Clerk for ZBA

The rules for the meeting were explained by the Chairperson Mary Gerace

Minutes of the Meeting:

A motion to open new business was made by Tyler Le Cao and seconded by Jean Thermitus.

New Business

Petition #2581 99 Bow Street

Special Permit

Mr. Michael Bono

193 Belmont Street, Everett, MA 02149

To add an additional use to the property specifically a Class II Auto Sales use to the existing Service and Repair station use.

The petition on 99 Bow Street, was not heard for reason is that it has to appear in front of Planning Board.

Petition #2582 87-89 Malden Street

Special Permit

Mr. Jean Thermitus

33 Jackson Street, Everett, MA 02149

In addition to the relief previously granted to permit the conversion of the preexisting lawfully nonconforming three-unit residential structure to a six-unit residential structure, the applicant seeks a special permit pursuant to Section 3.C of the Zoning Ordinance to allow the enclosure of three porches, thereby increasing the floor area ratio from .75 to .86.

The presentation was made by Attorney Anthony Rossi than the meeting was open to the public. After the Board had questions pertaining to this petition a Favorable motion was made by Derek Shooster and seconded Paul Colameta. The Board votes {Mary Gerace voted YES, Paul Colameta voted Yes, Rebecca Edmondson - Korom voted YES, and Derek Shooster voted YES} This petition has been Granted.

Speaking Against: Paula Strati

100 Cleveland Ave.

Petition # 2583 148 (146) Main Street

Special Permit

Al-Li Service Center Inc.

1 Seal Harbor R. Unit # 116

Applicant seeks a permit to add an additional License for an Auto Body Shop to the property.

In Favor: Richard Dellasola
Alfred Lattanzi

13 Griswald Street
57 Peirce Ave.

Against: Paul Hanagar

53 Bellview Ave, Winthrop MA

After the Board has questions pertaining to this petition a Favorable motion was made by Rebecca Edmonson and seconded by Jean Thermitus. The Board voted to continue this petition until June 19, 2023

Petition # 2584 94 Tremont Street

Variance /Special Permit

Michael Bona & Joseph Bono

193 Belmont Street, Everett, MA

To construct a new mixed use 5 Story building with 32 residential units and 2 retail spaces.

Attorney Andrew asked that this petition be continued until May 15, 2023 because the language was not correct in the legal advertisement in newspaper. The Board voted to continue this petition for May 15, 2023.

Petition # 2585 121 Florence Street

Variance

Yimmi Granados

207 High Street, Randolph, MA 02368

The applicant seeks to convert the existing two-family dwelling to a three-family dwelling on a 5,933-sf lot located within the dwelling district as per plan by Framingham Survey Consultants, dated 11/7/2022. The plan contains five (5) parking spaces 9' x 18'. A permit to build the existing structure was issued on November 6th 1897. The structure received an occupancy permit as a two-family dwelling on April 6th, 2022. The existing structure contains 3,062 sf of gross floor area and has a current FAR of .51.

The presentation was made by Attorney Andrew Delroy than the meeting was open to the public, and after the board asked questions to the petitioner a favorable motion was made by Derek Shooster and seconded by Paul Colameta. The Board voted {Mary Gerace voted Yes, Paul Colameta voted Yes, Jean Thermitus voted Yes, Rebecca Edmondson – Korom voted Yes, and Derek Shooster voted Yes} this petition has been Granted.

In Favor: letters on file

Against: Eward McNally

117 Florence Street

A motion to approve Minutes from the March 20, 2023 by Jean Thermitus and seconded by Derek Shooster.

A motion to adjourned meeting was made by Jean Thermitus and seconded by Paul Colameta

Adjourned 7:45 p.m.

Audio is on file